FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
15-57	ORLEANS	B	EAS.65

NR HD 1999

Town/City: Town of Eastham

Place: *(neighborhood or village)*:
Eastham Center

Address: 55 Samoset Road

Historic Name: Barnabas & Mary Doane House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: 1850-58

Source: deeds, vital records, censuses

Style/Form: Gothic Revival/end house

Architect/Builder: Barnabas Doane, probable builder

Exterior Material:
Foundation: stone

Wall/Trim: wood shingle/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
Workshop (attached)
sheds

Major Alterations *(with dates)*:
Picture window added to front of wing
Sun room added to rear

Condition: good

Moved: no ☒ yes ☐ **Date:**

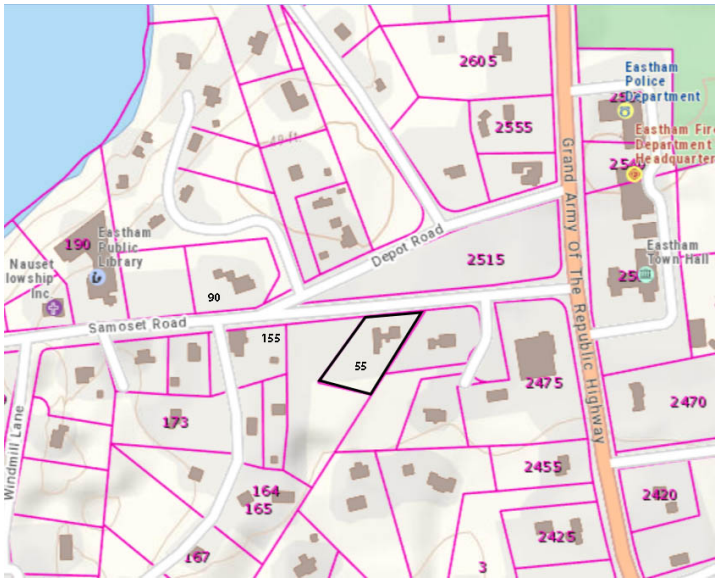
Acreage: 0.50

Setting: The house is situated in the town center and fronts on Windmill Park.

Photograph

View from NW.

Locus Map (north at top)



Source: Mass GIS Oliver Parcel Viewer

Recorded by: Kathryn Grover & Neil Larson
Larson Fisher Associates

Organization: Eastham Historical Commission

Date: June 2020

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The Barnabas & Mary Doane house, built ca. 1855 is a story-and-a-half wood frame single dwelling with an end house plan. Its three-bay front-gable façade contains an entrance on one side offset by two windows with two more windows in the upper story. The corners and eave lines carry modest trim without Classical elements; the only ornamentation is a hood over the entrance mounted on scrolled brackets. Two windows are located on the east side wall, one for each room in the plan. The west side wall contains a single window near the front; a one-story hyphen with its own doorway connects to the rear of the wall and links the house to a one-story, front-gable wing that appears to have originated as a barn or workshop (Barnabus Doane was a housewright). This section was later converted to domestic use with a wagon bay infilled with a wall and wide picture window, a large sash window replacing a loft door and a shed dormer raised on the west side of the roof. Around the same time, a pair of windows are installed high in the front wall of the hyphen, evidently for a kitchen installed in that space. The rear of the house contains a door and porch opposite that on the front offset by a single window; two windows occupy the upper story. The rear of the hyphen also contains a door, and a small ell added probably for a bathroom. A wide one-story porch enclosed with kneewalls and glazing has been added to the rear of the shop wing.

The house is sited at the front of a parallelogram-shaped lot set back behind a yard and driveway. A yard opens up behind the house with two small outbuildings overgrown with plant material. The rear of the lot is wooded.

HISTORICAL NARRATIVE

Very likely depicted on the 1858 Eastham map but not labeled, the house at 55 Samoset Road was probably built between 1850 and 1858 by master carpenter Barnabas Doane Jr. (1821-92). In December 1850, eight months after he married Mary P. Hopkins of Eastham, Doane bought eight apparently undeveloped acres from Joshua Knowles for $85.[1] In 1850 Doane and his wife lived with Rachel Horton, the widow of Cushing Horton, but by 1855 the state census suggests that they were living in this neighborhood in their own household. In 1860 the federal census lists Doane with $1200 in real property in a household with his wife and their four children—George E., Olive H., Howard C., and Charles E. ("Washington" in 1850)—born between 1854 and 1860. Doane served on the committee to evaluate bids for Eastham's new town hall in 1851.

In August 1862, when Doane mortgaged the ten-acre property with its house and shop to Joseph S. Higgins of Brewster, the deed stated that he was then occupying the house. But by early 1865 he and his family moved to Somerville, and Doane sold the 55 Samoset Road property, described as "a small farm of twelve acres," to Howard Tilden of Philadelphia for $1000. In a separate indenture Tilden agreed to resell the farm to Doane at any time within a year for $500. Doane did buy at least part of the property back in July that year for $250, a parcel of unstated size including a house and workshop, and on the same day he sold it for $400 to mortgage holder Joseph S. Higgins. Higgins sold it ten days later to Joshua Nickerson for $800.[2] By the late 1880s, if not much earlier, Barnabas Doane and his family had relocated to Chicago, where he died.

Born in Eastham in 1833, Joshua Nickerson was a son of farmer Joshua W. Nickerson and his wife Mercy Walker Nickerson. In 1865 he married Mary A. Garran, a native of Providence, Rhode Island, and the 1870 census lists the couple in their own household, possibly here, with their sons Charles F. and Joseph W. Joshua Nickerson was a fisherman with $610 in real estate. Where the family was living in 1880 is unclear, though Joseph Nickerson is listed in the 1880 agricultural census schedules with sixteen acres and a farm valued at $800. In 1887 the *Yarmouth Register* reported that Joshua Nickerson's brother John D., a salesman living in or near Boston, was to occupy Joshua's home "as a summer residence." In 1887 Joshua Nickerson was working as a surfman at the Nauset Life-Saving Station, and he died in October 1893.[3]

---

[1] Joshua Knowles to Barnabas Doane, 13 December 1850, BCD 86:285.
[2] Barnabas Doane Jr. to Howard Tilden, Philadelphia PA, 9 January 1865, BCD 86:287; Indenture, Barnabas Doane, 9 January 1865, BCD 83:551; Barnabas Doane Jr. to Joseph S. Higgins, Brewster, 19 August 1862, BCD 79:475 (mortgage deed); Howard Tilden, Philadelphia PA, to Barnabas Doane, Somerville, 25 July 1865, BCD 85:154; Barnabas Doane, Somerville, to Joseph S. Higgins, Brewster, 25 July 1865, BCD 88:208; Joseph S. Higgins, Brewster, to Joshua Nickerson, 3 August 1865, BCD 208:38.
[3] See "Eastham," Yarmouth Register, 13 Aug 1887, 1; "Life-Savers of Cape Cod," ibid., 14 September 1889, 1; and "Orleans," Barnstable Patriot, 10 October 1893, 3, reporting on the number of persons from Orleans who attended Joshua Nickerson's funeral.

Continuation sheet 1

In April 1894 Nickerson's son Joseph W. Nickerson sold the house, shop, outbuildings and eight acres "being known as the Homestead of Joshua Nickerson" to Chester F. Horton of Eastham for $625.[4] Chester Franklin Horton (1869-1938) was the eldest son of Eastham fisherman Reuben H. Horton and his wife Cynthia A. Clark (1848-1917). His parents sent him to school in Lowell in the mid-1880s, and he began his career as a butcher and meat dealer in that city. In 1891 he bought "the meat route and business" of Eastham's George T. Dill, and the next year in Eastham he married Clara C. Knowles, a 19-year-old dressmaker and the daughter of Sylvanus and Hattie Knowles of Eastham.[5] The 1900 census shows them in this central Eastham neighborhood with children Lawrence and Amy and a boarding farm worker.

In January 1908 Horton divided the small farm and sold an acre and its dwelling house to Herbert C. Clark for $900.[6] The 1905 map shows Horton and Clark as next-door neighbors, which suggests that Horton might have rented the house to Clark before selling the property. Born in Eastham, Herbert Collins Clark (1859-1943) was the son of Eastham currier and leather dealer Edward Clark. He grew up in Eastham and Chelsea, and by 1880 he was working as a store clerk for his older brother George, whose store was founded by his father in 1871 and stood across from the Eastham rail station.[7] The brothers were then still living in their parents' household. In 1884 he married Charlestown native Sadie B. Gardner, and the 1910 census lists Clark as a retail grocery salesman in a household with wife Sarah, the librarian at Eastham Public Library from 1887 to 1915. Clark was a grocery clerk until he retired, and he died in 1943; his wife Sarah died in 1937.

Herbert and Sadie Clark had no children, and the 55 Samoset Road house passed to the surviving children of Reuben H. and Cynthia A. Clark Horton. In 1944 they sold the property to Beatrice Marguerite Barrett (1919-2003) of Worcester, who owned it until 1993.[8] The daughter of grain company clerk Frederick E. Barrett and his wife Beatrice, Barrett lived in her parents' Worcester household until at least 1949; little else has been discovered about her. She sold 55 Samoset Road to Francis D. and Linda L. Landsberg in 1993, who sold the property five years later to Robert P. and Barbara M. Cronin of Orleans. The Cronins owned and occupied 55 Samoset Road until 2004, when they sold it to Paul J. and Carole C. Hanrihan, the owners of record in 2020.[9]

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds. Deeds, Land Court Records, and Subdivision Maps.
Barnstable Patriot Archives. Sturgis Library Digital Newspaper Archive, https://digital.olivesoftware.com/Olive/APA/Sturgis/#panel=home.
Deyo, Simeon L., ed. *History of Barnstable County, Massachusetts, 1620-1890*. New York: H. W. Blake, 1890.
Dunham's 1929 Eastham (Mass.) Street Directory.
Town of Eastham Tax Commitment Books. 1902-57.
Kittredge, Henry C. *Cape Cod: Its People and Their History*. 1930. Reprint. Orleans, MA: Parnassus Imprints, 1968.
Massachusetts Historical Commission. "Reconnaissance Survey Report: Eastham." Typescript, Massachusetts Historical Commission, Boston, 1984.
National Register Nomination Form for Eastham Center Historic District, 1999.
Paine, Josiah. "Early Settlers of Eastham: Containing Sketches of All Early Settlers of Eastham." *Library of Cape Cod History and Genealogy*, nos. 32 and 33. Yarmouthport, MA: C. W. Swift, 1914 and 1916.
Resident and Business Directory of Cape Cod, Massachusetts, 1901. South Framingham, MA: A. E. Foss Publishing Co., 1901.

[4] Joseph W. Nickerson, Chatham, to Chester F. Horton, 28 April 1894, BCD 210:547.
[5] "Eastham," *Barnstable Patriot*, 9 December 1884, 3; "Eastham," ibid., 29 May 1888, 5; "North Eastham," ibid., 21 March 1891, 3; 28 April 1891, 3; and 9 August 1892, 2.
[6] Chester F. Horton to Herbert C. Clark, 7 January 1908, BCD 286:450.
[7] Alice Albert Lowe, *Nauset on Cape Cod: A History of Eastham* (Falmouth, MA: Eastham Historical Society, 1968), 42. A photograph of the store is included in Marilyn C. Schofield and Roberta Cornish, *Images of America: Eastham* (Charleston, SC: Arcadia Publishing, 2003), 117.
[8] Wendell B. Horton, Reading; Florence Hayden, Portland ME; Laura Hayden, Portland ME; Ada B. Richardson, Reading; Celia Hittle, Reading; Cynthia Alice Fife, Reading; George L. Horton, Newton; Stanley E. Horton, Newton; Clarence R. Horton, Lexington, to Beatrice M. Barrett, Worcester, 28 December 1944, BCD 622:559.
[9] Beatrice M. Barrett to Francis D. and Linda L. Landsberg, 5 January 1993, BCD 8392:304; Francis D. and Linda L. Landsberg to Robert P. and Barbara M. Cronin, Orleans, 10 March 1998, BCD 11277:106; Robert P. and Barbara M. Cronin, 55 Samoset Road, to Paul J. and Carole C. Hanrihan, 18 June 2004, BCD 18738:22.

MAPS

Rogers, Josiah, Elijah Knowles, and Simeon Kingman. A Map of Eastham. 1795.
Hales, John G. *Plan of Eastham and Orleans*. 1831.
Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co.,1858.
Official Topographical Atlas of Massachusetts Compiled and Corrected by H. F. Walling and O. W. Gray. Boston: Stedman, Brown and Lyon, 1871.
Atlas of Barnstable County, Massachusetts. Boston: George H. Walker and Co., 1880.
Atlas of Massachusetts from Topographical Surveys Made in Co-operation by the United States Geological Survey and the Commissioners of the Commonwealth 1884-1888. Boston: Commissioners of the Commonwealth, 1890.
Atlas of Barnstable County, Massachusetts . . . from Official Plans and Actual Surveys. Boston: Walker Lithograph and Publishing Co., 1905, 1910.

PHOTOGRAPHS

(credit Larson Fisher Associates, 2019 unless otherwise noted)

View from NE.

View from NW.

View from SW.